**MT SHASTA ESTATES HOMEOWNERS ASSOCIATION**

**RULES & REGULATIONS**

**MSEHOA IS A NO SMOKING HOMEOWNERS ASSOCIATION …NO EXCEPTIONS**

MSEHOA is a Homeowners Association governed by the recorded CC&R’s, Bylaws and Articles of Incorporation.

In order to maintain our common ground areas and protect our financial investment there are Rules and Regulations that have been established for the health, safety and welfare of all who reside in the MSEHOA.

**Owners and renters all need to abide by these Rules & Regulations. OWNERS YOU ARE RESPONSIBLE FOR YOUR UNITS WHETHER YOU RESIDE IN THEM OR RENT THEM. Policy fines will be issued in accordance with MSEHOA Violation Fine Policy. Homeowners will be responsible for all legal fees involved in processing violations at an hourly rate of $220.**

Common areas owned and maintained by the MSEHOA include; concrete parking areas, front walkways, patios, lawns and shrub beds. MSEHOA is responsible for the exterior maintenance of all buildings, excluding glass or any structural modifications done by any owner.

**In simple terms, homeowners own their unit from the sheetrock ‘in’ and the MSEHOA owns from the framing ‘out’. For this reason, the HOA has the responsibility to care for the outside of the buildings and the common areas to the best of our abilities. Homeowners are free to make any changes to the inside of their unit so long as they do not constitute a hazard to health or safety, disturb the neighbors, or are not prohibited or regulated by the Rules & Regulations. Homeowners must get approval to do anything to the outside of the buildings and the common areas no matter how small.**

1) **ALL EXTERIOR MODIFICATIONS TO A BUILDING OR MODIFICATION TO COMMON GROUND AREA MUST BE PRESENTED TO THE MSEHOA BOARD IN WRITING BY THE UNIT OWNER FOR PRIOR APPROVAL…NO EXCEPTIONS** **This includes the installation of satellite dishes and/or air conditioner units and planting of all large trees and shrubs.** Any modifications to the outside of the building that requires painting must be completed within 30 days of the modification. MSEHOA will supply the required paint. All modifications to the outside of buildings must be completed by a licensed and insured contractor.

2) All roofs will have been replaced as of 2023. The roof contractor will not guarantee the new roofs if anything is attached. Therefore, absolutely nothing can be attached anywhere on the roof.

3) **SMOKING IS NOT PERMITTED IN ANY COMMON AREAS** or inside garages (unless the garage ceiling has been completely sheet rocked and the garage door is closed). Common areas include patios, walkways, driveways, lawns and planted areas. **NO EXCEPTIONS**! You can only smoke within your unit or on the city sidewalk. Cigarette butts must be picked up immediately and properly disposed.

4) All owners are responsible for frequent inspections to the interior of their units, garages and patios to avoid possible reoccurring damages. Neglecting to do so could incur major repair costs to the owner. MSEHOA is not responsible for exterior repair costs resulting from any unreported damage.

5) Accumulation of leaves and debris is a primary source of pest infestation and dry rot resulting in high repair costs. **PATIOS MUST BE KEPT CLEAR OF ALL LEAVES AND DEBRIS AT ALL TIMES. All standing water containers must be emptied on a regular basis to eliminate mosquito breeding.** Inspections of leaf/debris cleanup on patios will be done each year by November 30.

6) Excessive or unreasonable noise inside or outside your unit which includes loud music from parked vehicles in driveways or on the street, will not be tolerated at any time. Noises above the sound of normal voice level can be heard inside surrounds units. Use of machinery in the garage or common area are not to be such as to unreasonably disturb neighbors

7) Use or sale of illegal substances/drugs or growing marijuana within a unit or common area without proper permits from the City of Mt Shasta, will not be tolerated. Any such activity must be reported to the MSPD (530/926-7540).

8) Common walls between units are NOT sound-insulated causing magnified noise. Occupants must respect their neighbors by keeping noise activities (loud inside voices, music, TV, children’s play) within reasonable limits. The B and C units are especially vulnerable to transferred noise from running up or down the stairs and/or slamming the doors. The A units are especially vulnerable

the slamming of garage doors and using laundry facilities at late hours (**Complete laundry usage** **between 8am to 9pm**). Loud noises on patios are amplified, please be respectful of your neighbors***. Quiet times are before 8am and after 9pm.***

9) The City of Mt Shasta has designated trash pickup on Wednesday morning at 8am. On the same day your garbage is picked up, your trash can must be returned to your garage or within your enclosed back patio area only. **NO EXCEPTIONS.** If you miss your designated garbage day or have excessively smelly garbage, you must bring your garbage to the landfill. Be mindful that your neighboring garages can smell what goes on in your garage. No bags of garbage are to be left in the common areas at any time.

10) Littering in common areas will not be tolerated. Please dispose of litter items in all common area.

11 Walkways in front of the units are used by everyone. As a liability and safety factor these areas must be void of all accumulation; bikes, storage containers, laundry items, debris, toys and/or clutter. No items can be hanging in the walkway that would be at an unsafe level for other residents (ie, nothing hanging at eye level). Riding bikes, skate boards, scooters, etc are prohibited on the walkways. **Walkways are a quiet zone, please be respectful of your neighbors.**

12) Due to insurance liability restrictions, no large items or play equipment is allowed in the common area. Any items used for day use in the common area must be removed and properly stored in your garage or patio by dusk.

13) No FREE items left in the common ground areas. Homeowners will be charged for removal of items a minimum of $50/item plus dump fees.

14) There is a large cost factor in maintaining the lawns and planted areas. **Disturbing or playing in the planted areas is prohibited.**

15) Garage doors and patio gates should not be left open for long lengths of time. Opened garage doors or patio gates compromises the safety and security of the entire building.

16) Parking is allowed in your designated spaces only. No parking is allowed in other units designated spaces at any time. NO junked, long-termed inoperable, unregistered, unlicensed vehicles are allowed on MSEHOA property at any time.

17) All vehicle repairs must be done within your garage. **NO EXCEPTIONS**

18) **Homeowners are responsible for their pets as well as their tenant’s pets if you rent your unit**. Due to our limited space, it is recommended that you limit to one pet.

19) **Pet owners are fully responsible for their pets, and are to immediately clean up any mess a pet makes in the common area and your patio area.** Animal feces contain parasites that are hazardous to human health.

20) Except when arriving or leaving with their owner, dogs are not allowed on the lawns, on the walkways in front of the entry door or in the planted areas, and must be kept either indoors or in the enclosed back patio. Barking dogs must be controlled by their owners.

21) Due to insurance liability issues and the sincere concern for the safety of everyone in MSEHOA

**NO Pit Bulls, Rottweiler, Doberman Pinschers or German Shepherds are permitted on MSEHOA property AT ANY TIME.**

22) It is the responsibility of the homeowner to purchase, install and maintain their own garage doors. Once purchased and installed you will have 30 days to paint the required color of the building. The paint will be supplied by the MSEHOA.

23) **Owners who rent their unit(s) are responsible for ensuring that each new renter is provided with a copy of these rules and regulations**. In the case of vacation or short-term rentals, the owner must provide a copy of these rules prior to arrival and should permanently post a copy of these rules and regulations in a conspicuous place within the unit. If a property manager is employed the owner must ensure that the property manager issues a copy to each new renter. For emergency and public safety notification, it is required that owners provide Mt. Shasta Estates Homeowners Association with the names(s) and telephone number of their current renters(s). Leasing, including short-term and vacation renting, is limited to the owner of record. Renters/lessees may not rent or sublease to other persons.

24) In accordance with Article VII, Section 7.01(c) and (d) of the Bylaws of Mt. Shasta Estates Homeowner's Association, the Board of Directors is responsible for adopting, publishing enforcing HOA rules and regulations. Violations or problems concerning any of these rules or regulations may be reported to any current board member, or brought to the attention of all board members at any scheduled board meeting. When necessary to obtain compliance with the Bylaws, or with these rules and regulations, the Board of

Directors, at its discretion, may impose fines and/or take legal action against an owner. Updated and approved by MSEHOA Board of Directors, November 30, 2021.

MSEHOA does not intend to discriminate against persons with disabilities as a result of the application of its Rules & Regulations or CC&R’s. Any person requiring a reasonable accommodation because of a disability should direct a request to the HOA Board at msehoa@yahoo.com.

Monthly meetings are on the last Wednesday of the month at 5:30pm and homeowners are welcome

Meetings currently held at 210 E Castle #B unless otherwise posted

Monthly agendas are posted prior to meetings in the kiosk at 813 Caroline

msehoa@yahoo.com